

**MINUTES OF A REGULAR MEETING OF THE
RESOURCE CONSERVATION COMMISSION**

February 7, 2005

Public Services Building
Conference Rooms 2 and 3
276 Fourth Avenue

MEETING CALLED TO ORDER by Chair Doug Reid at 4:07 p.m.

ROLL CALL/MOTION TO EXCUSE

MEMBERS PRESENT: Chair Doug Reid, Vice-Chair John Chávez, Commissioners Teresa Thomas, Juan Diaz, Stanley Jasek, Pamela Bensoussan and Tracy Means

STAFF PRESENT: Marilyn Pongeggi, Environmental Review Coordinator
Paul Hellman, Environmental Projects Manager
Ed Batchelder, Advance Planning/General Plan Manager
John Mullen, Deputy City Attorney
Dave Kaplan, Transportation Engineer
Steve Power, Environmental Projects Manager
Mark Stephens, Principal Planner
Linda Bond, Recording Secretary

OTHERS PRESENT: Charles Bull, RECON
Patricia Aguilar, Crossroads II
Lorna Barrett, Chula Vista resident
Lupita Jimenez, South Bay Greens
Georgie Stillman, Chula Vista resident

APPROVAL OF MINUTES: January 10, 2005 (Action Minutes)

MSC (Diaz/Bensoussan) to approve the January 10, 2005 action minutes as submitted. **Vote:** (5-0-2-0) with Jasek and Means abstaining.

ORAL COMMUNICATIONS: None.

NEW BUSINESS**1. EIR-05-01 – City of Chula Vista General Plan Update Draft EIR** *(Continued from the January 31, 2005 Special RCC meeting.)*

Ms. Marilyn Pongeggi (*Environmental Review Coordinator*) stated that this meeting is a continuation of the discussion during the January 31, 2005 meeting on the General Plan Update EIR. She wanted to remind the RCC that they have two roles: 1) The role in the CEQA process to review the Draft EIR and comment on its adequacy; and 2) To advise the City Council on environmental issues. She stated that what should come out of tonight's meeting is a motion that includes all of the RCC's consensus comments on the Draft EIR that will be included as part of the Final EIR together with City staff's responses.

Commissioner Bensoussan asked if the Plan itself would be discussed at a later date. **Ms. Pongeggi** stated that it's staff's hope that the RCC will be able to get through everything pertaining to the General Plan Update tonight, but that if the RCC would like to have further discussion of the Plan, then staff can schedule that for a future meeting.

Chair Reid noted that there is a meeting at 6:00 that some of the Commissioners wish to attend, so our goal is to adjourn the meeting by 6:00. As far as speakers are concerned, if you are speaking for the second time, restrict your comments to new issues and don't repeat comments that they made during the previous meeting.

Public Comments

Ms. Patricia Aguilar (*representing Crossroads II – 262 Second Avenue, Chula Vista, CA 91910*) distributed and summarized a memo (see Attachment 1) addressing the following issues:

- Socio-economic impact report to address displacement of residents among other issues
- Provision of additional public review time for Draft EIR due to a missing table from the CD version of the document
- Adequacy and accuracy of the Draft EIR
- Community Character Alternative
- Review of the General Plan Update by the Chula Vista Housing Commission

Ms. Lorna Barrett (*181 Halsey Street, Chula Vista, CA 91910*) described her preferred character for the downtown Third Avenue area.

Ms. Lupita Jimenez (*representing South Bay Greens, 1134 Arbusto Corte, Chula Vista, CA 91910*) read her written comment letter verbatim (see Attachment 2).

Commissioner Comments

Ms. Pongeggi indicated that Mr. Paul Hellman (*Environmental Projects Manager*) would write down the comments made by the individual Commissioners to assist them in formulating their motions.

MSUC (Chávez/Thomas) that the RCC recommend and advise that the Chula Vista City Council reject the preferred alternative in the Draft EIR and in its stead adopt the community character alternative as the preferred alternative.

Vote: (7-0)

Commissioners Diaz and Chávez left the meeting at 5:30 p.m.

Comments made by the Commissioners are listed in Attachment 3.

MSC (Thomas/Reid) that the RCC recommend certification of the Draft EIR subject to the 33 points (see Attachment 3) they raised being addressed and corrected in the Final EIR. That the RCC reviewed the Draft EIR and recommends that the Planning Commission and City Council find that the Draft EIR is adequate only under the community character alternative and with the inclusion of the recommendations for the Draft EIR, then and only then should it be certified, and the 33 statements made by the RCC at the meeting of February 7th, 2005, then and only then do they recommend that this Draft EIR for the GPU be certified. **Vote:** (5-0-0-2) with Diaz and Chávez absent.

Mr. John Mullen (*Deputy City Attorney*) wanted to clarify that CEQA does not provide for partial certification of an EIR. Either the document can be certified as adequate and serving its informational purpose, or it cannot. Certainly you could conditionally recommend provided the 33 responses are met to your satisfaction, but you could not partially certify a document only with respect to one aspect of the project.

ENVIRONMENTAL REVIEW COORDINATOR COMMENTS: Ms. Pongeggi indicated that another joint Planning Commission, Design Review Committee and Resource Conservation Commission meeting would be scheduled shortly.

CHAIR COMMENTS: Chair Reid indicated that he has a conflict for the Planning Commission meeting on February 14th and that Vice-Chair Chávez will represent the RCC at this meeting.

COMMISSIONER COMMENTS

MSC (Bensoussan/Thomas) that the RCC recommend that the City Council adopt the recommendations made by Laura Hunter (Attachment 4) at the 1/31/05 RCC meeting and Lupita Jimenez (Attachment 2) at the 2/7/05 RCC meeting.

Vote: (5-0-0-2) with Diaz and Chávez absent.

Commissioner Jasek read from the General Plan Update, page LUT-80, 4th paragraph down: "Gateway areas into the City or its districts that are well-designed, attractive and exhibit a special character help to enhance the City's image and instill community pride." He couldn't agree more. Then you turn to page LUT-52 and you look at the intersection of Broadway and "E". He asked that the black dot that's right in the middle of that intersection be made white because that's an important part of the gateway into the City. Under this identification, it's an urban arterial 4-lane intersection and not a gateway intersection.

MS (Bensoussan/Thomas) that the RCC recommend to the Planning Commission and City Council that staff prepare a Socio-Economic Impact Report analyzing the affect of implementing the General Plan Update on displacement of people, and that the RCC recommend that the GPU be referred to the Chula Vista Housing Commission for review. **Motion failed:** (2-3-0-2)

ADJOURNMENT: Chair Reid adjourned the meeting at 6:21 p.m. to a regular meeting on Monday, February 21, 2005 at 6:00 p.m. in the Ken Lee Building Conference Room, 430 "F" Street, Chula Vista, CA 91910.

Prepared by:

Linda Bond
Recording Secretary

Attachments: 1. Ms. Patricia Aguilar Comments
 2. Ms. Lupita Jimenez Comments
 3. RCC Comments on the GPU Draft EIR (EIR-05-01)
 4. Ms. Laura Hunter Comments